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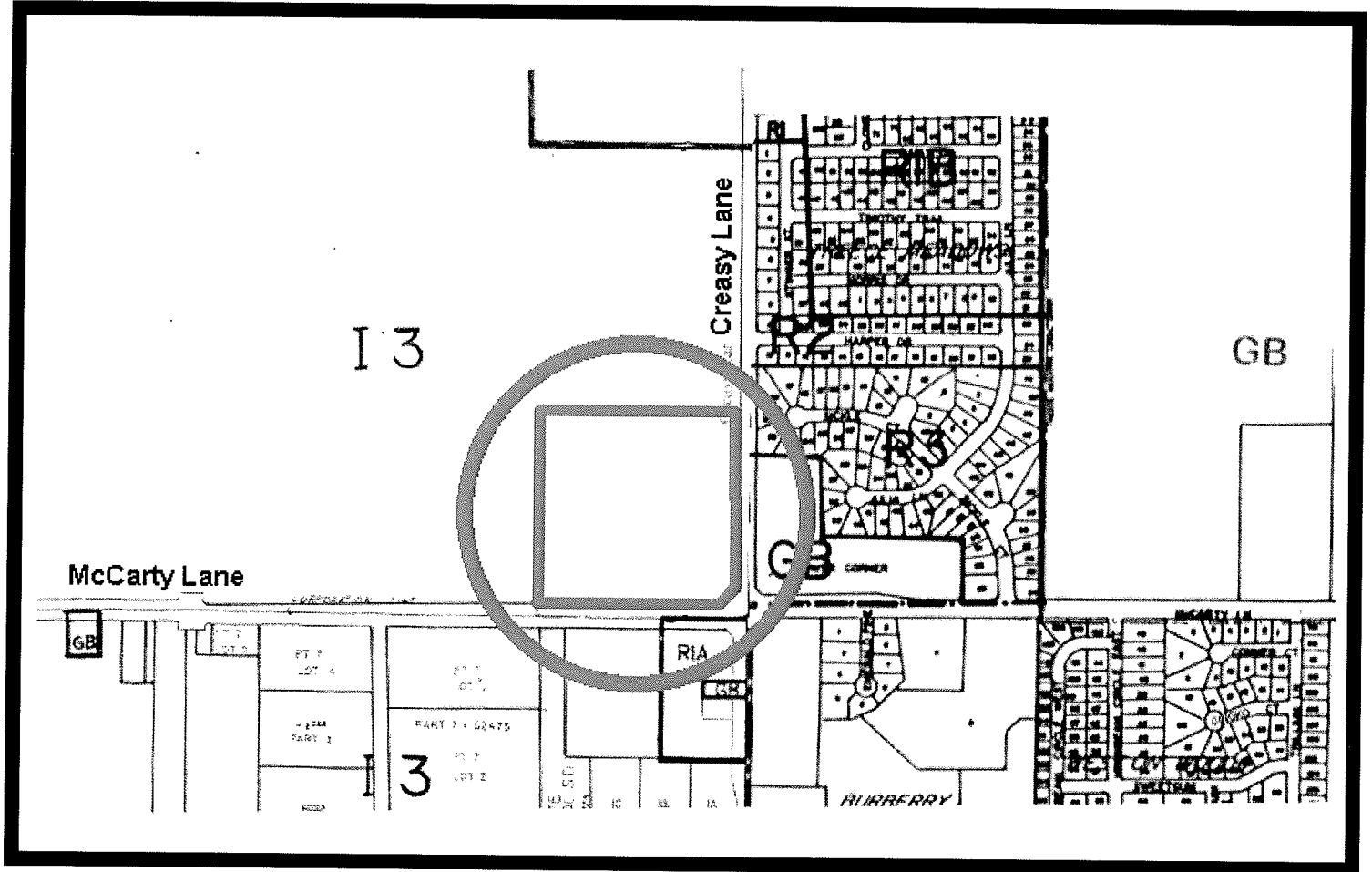
**S-3958**  
**LAFAYETTE PROFESSIONAL CENTER**  
**Major-Preliminary Plat**

**STAFF REPORT**  
**July 17, 2007**

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**S-3958**  
**LAFAYETTE PROFESSIONAL CENTER**  
**(MAJOR-PRELIMINARY)**



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Last month this case was continued because the Lafayette City Engineer and APC staff strongly objected to the number of proposed entrances and their locations shown along the perimeter streets, McCarty and Creasy Lanes. Staff recommended that a revised preliminary plat with approved entrances be submitted for this month's meeting. In an eleventh-hour meeting the city and petitioner negotiated an agreement, and now the City Engineer has submitted an updated recommendation letter (see attached). Essentially, the city is willingly to let the original preliminary plat proceed contingent on the first three conditions proposed under Staff Recommendation.

**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, Landmark Properties, Inc. (with consent of the owner and representation by attorney Joe Bumbleburg and surveyor Roger Fine) is seeking primary approval for a 7-lot commercial subdivision on 20.02 acres, located at the northwest corner of Creasy Lane and McCarty Lane, in Lafayette, Fairfield 26(SW)23-4.

**AREA ZONING PATTERNS:**

The site is zoned GB (General Business), as are properties to the east and southeast. Also to the east, across Creasy Lane, are lots zoned R2 and R3. Adjoining on the north and west is land zoned I3 (Industrial). To the south, across McCarty Lane, is more I3 zoning, plus R1A and GB zones.

**AREA LAND USE PATTERNS:**

The subject 20 acres, as well as the immediate surrounding Caterpillar owned land, is an open farmed field. Farther north is the new Lafayette Pavilions shopping center. To the west is the Cat Park soccer field. At the corner across Creasy to the east, there is a small strip center with a gas station; the duplexes of Sickie Court in Treece Meadows back up to Creasy immediately across the street from this site. A car rental business exists on the southeast corner. To the south across McCarty Lane is Bennett's Greenhouse, to the southwest are several warehousing businesses.

**TRAFFIC AND TRANSPORTATION:**

The *Thoroughfare Plan* classifies McCarty Lane as an urban secondary arterial, and Creasy Lane as an urban primary arterial. Both roads have the necessary dedicated right-of-way in place. The internal streets will be private with the proposed lots adjoining along the centerlines of the simple grid layout.

At the heart of the City Engineer's concern with the preliminary plat design are the number of proposed entrances (4) and their locations onto both Creasy Lane and McCarty Lane so near the intersection. The City's position on this has been known to the petitioner since the rezoning of the site earlier this year. Late last month a traffic study prepared by the petitioner's engineer was submitted (as requested at the sketch plan review meeting on May 11<sup>th</sup>) and reviewed by both staff and City Engineer. This past Tuesday (July 10<sup>th</sup>), the petitioner finally met with City officials to negotiate a solution to the entrance disagreement. Although final locations have not been designed, it is staff's understanding that at least there will only be one entrance onto the primary arterial, Creasy Lane. Staff was not a party in this negotiation and has not seen any new drawings.

Unlike residential preliminary plats, the Unified Subdivision Ordinance (USO, Section 5.11) is flexible with lot layout concerning commercial subdivisions. Therefore, staff has agreed with the City Engineer that revisions to the "private" streets, the number of entrances and their locations, and lot layout can occur between the preliminary plat and final plat stages of approval. Thus permitting the original submission to be heard.

#### **ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City sanitary sewer is available from a main along the east side of Creasy Lane. Existing water and storm mains are located along both perimeter road frontages. A stormwater detention pond is shown to cover most of Lot 3, at the corner of Creasy and McCarty.

#### **CONFORMANCE WITH UZO REQUIREMENTS:**

Required building setbacks have been shown. However, the 15-ft. wide type "A" bufferyards required along the north and west boundary lines (separating GB and I3 zoning) are not shown. These must be included in the construction plans, along with the planting plan details.

#### **IMPROVEMENTS AND PERFORMANCE BOND:**

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

#### **STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

##### **A. Conditions**

**CONSTRUCTION PLANS** – The following items shall be part of the Construction Plans application and approval:

1. The final location of sanitary sewer, water and drainage systems shall be incorporated into the construction plans and approved by the Office of the Lafayette City Engineer.

2. The final number and location of all vehicular access points (entrance locations) to the property from Creasy Lane and McCarty Lane shall be determined by the Office of the Lafayette City Engineer.
3. The final design of all vehicular access points (entrance locations) including acceleration/deceleration and/or turn lanes shall be incorporated into the construction plans and approved by the Office of the Lafayette City Engineer.
4. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Lafayette City Engineer.
5. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.
6. The required bufferyards shall be shown with the detailed planting plan. The bufferyards shall be installed as part of required public improvements.

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

7. Except for the entrances approved by the Lafayette City Engineer, "No Vehicular Access" statements shall be platted along the Creasy Lane and McCarty Lane right-of-way lines.
8. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
9. All required building setbacks shall be platted.
10. The street addresses and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

11. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
12. The purpose, ownership and maintenance of any proposed outlots shall be specified.

